

Minutes
Columbus Community and Industrial Development Corporation
Board of Directors Meeting

The Columbus Community & Industrial Development Corporation met in Regular session on Monday, **September 19, 2016** at 6:30 p.m., in the Council Chambers of City Hall located at 605 Spring Street, Columbus, Texas. The following CCIDC Members were present:

President	-	Curtiss Schonenberg
Vice President	-	Byron Marburger
Treasurer	-	Lori An Gobert (absent)
Secretary	-	Joel Usher
Board Member	-	DyAnn Lauzon
Board Member	-	Bruce Tesch
Board Member	-	Andy Nunmaker
City Manager	-	Donald Warschak
Assistant City Secretary	-	Traci Edman

1. Call to Order.

President, Curtiss Schonenberg, called the CCIDC meeting to order at 6:30 p.m.

2. Pledge of Allegiance and Invocation.

The Pledge of Allegiance and Invocation were led by Curtiss Schonenberg.

3. Consent Agenda:

- a) Approval of August Invoices.
- b) Approval of August 2016 Financial Statements.
- c) Approval of Regular Meeting Minutes for August 15, 2016.
- d) Approval of Special Meeting Minutes for August 29, 2016.

Andy Nunmaker made a motion to approve the consent agenda as presented. Joel Usher seconded the motion. The vote was as follows:

Ayes: Nunmaker, Lauzon, Tesch, Usher, Marburger and Schonenberg
Absent: Gobert

The motion passed.

4. Citizens' Presentations and Comments.¹

There were no citizen presentations or comments.

5. City Manager's Report: Sales Tax

City Manager, Donald Warschak, stated the September sales tax revenue was up slightly from last year's same time period. The CCIDC's portion of sales tax revenue was \$35,861. Eagle Lake saw an increase in their sales tax revenue over the same time period from last year. Weimar and the county saw a decrease in their sales tax revenue. Warschak also reported that one Community Development Grant application has been submitted so far. It was from the Garden Club for the annual Trash-Off event. He also stated that Scheibe Consulting has submitted a draft copy of their study. He will go through the study and get back with them. Once it is in its final form, it will be brought to the Board.

6. Discussion and Report of the Ag Complex Sign Committee.

Byron Marburger stated he had nothing new to add since his last report. He said he was disappointed that all the interaction on this project has been generated by CCIDC. They never reach out to him with option or changes. When they were told the top of the hill was not an option for the sign placement, the sign at the bottom of the hill went from \$60,000 to \$130,000. There was no middle ground to start small with a one-sided sign and work into a two-sided sign. Byron asked to step down from his position on the Ag Complex Sign Committee. Bruce asked who was in charge of the sign project. Byron stated that Mike Whitlock was in charge, but it is now Shalor Townsen. Conversations with him did not seem to go anywhere. Curtiss said that the money for the sign was budgeted for this year. If they were still interested, the Board would have to review it again for the next budget cycle. Andy suggested giving them a deadline. Curtiss said the Board agreed to help them with the sign. There were never any time limits put on it, but maybe that is what it would take. Donald stated that he talked to Shalor and it seemed to him that they were going to drop it. They had a billboard company wanting to put up a sign on the property and let them advertise the fair and then the billboard company would rent it out the rest of the time. Mr. Townsen was told that it is not allowed under City ordinance. Byron said he would be open to taking it up with the Board again to increase the amount they are receiving to help offset the cost. Curtiss said he would contact Ray Corcoran. Bruce brought up the fact that if you advertise on a sign for an event other than your own, you have to pay taxes on it. Curtiss suggested getting more facts on the taxes before going ahead with the sign and leaving this item on the agenda.

7. Discussion and Action, if necessary, regarding withdraw signator addendum from the First State Bank.

Curtiss stated the First State Bank will now only be looking for one signature on each check that comes through. Traci said the bank will no longer be checking for multiple signatures, but the Board can still require two signatures on checks over \$5,000. Andy asked if this was the policy of the other banks in the area. Traci responded that it did not say anything about other banks. Andy said he would confer with some other people in the banking business to see if this is a general practice. Curtiss asked if he could bring a report back on the information he collects, so this item will be left on the agenda.

8. Discussion and Action, if necessary, for approval of a Community Development Grant Performance Agreement.

Curtiss stated this was the grant submitted by Live Oak Art Center. They originally had \$125,000 as the cost of their project on their application, with \$30,000 assistance from CCIDC. Attorney Cary Bovey drew up the performance agreement for LOAC. After the parameters were set, LOAC stated they trimmed the project to \$100,000, but was still requesting the original \$30,000 from CCIDC. The performance agreement in the agenda packet now reflects the lesser amount and Roger Wade has already signed it. If the Board approves this agreement, it will then be signed by Curtiss and then go before Council, where there will be two readings.

Andy asked what will happen if they do not perform. Curtiss said they would not receive the money. They do not get the money until the invoices are submitted. Joel asked who checks the "recapture" section on page 2 that says they will not employ undocumented workers. Curtiss stated we would have to ask them to bring us their employment records.

DyAnn Lauzon made a motion to accept the performance agreement as it has been presented with the correction of the \$125,000 to \$100,000. Andy Nunmaker seconded the motion. The vote was as follows:

Ayes: Nunmaker, Lauzon, Tesch, Usher, and Schonenberg
Absent: Gobert
Abstain: Marburger

The motion passed.

9. Discussion regarding E'Kabel.

E'Kabel is still in the hiring process. They have hired someone for inside sales, but they are not from the Columbus area. Hiring Columbus residents is a priority for E'Kabel, but they could not find someone for that position. They are still looking at a mid-October start date.

10. Discussion and Action, if necessary, regarding the application process for prospective tenants at the Crossroads Business Park.

Barbara Peterman asked that this item be put on the agenda at the last meeting. She was wanting to prioritize the order of item 3 on the prospective tenant process, with the financial committee getting the application first. Curtiss and Donald suggested running them concurrent. Andy suggested it go before the utilities and zoning before it goes to the finance committee, since the financial review is lengthy. Byron agreed that they should all run concurrent. No action was needed on this item.

11. Discussion and Action, if necessary, regarding any prospective companies interested in land at the Crossroads Business Park.

There has been no communication from Acorn Seekers or Prime.

12. Executive Session: In accordance with Texas Government Code, Subchapter D, Section 551.072 deliberation regarding real property and Section 551.087 deliberation regarding economic development.

Curtiss adjourned the Regular Session for Executive Session at 7:04 pm.

Andy Nunmaker left the meeting at 7:04 pm.

13. Reconvene into Regular Session and Consideration and Action, if any, regarding Executive Session, deliberations regarding real property and economic development.

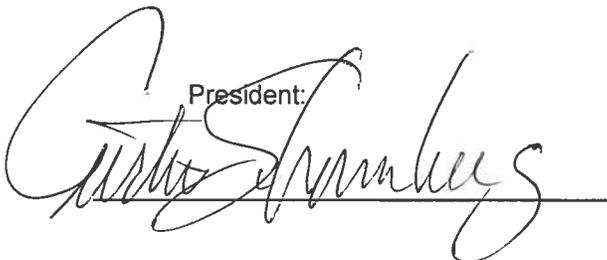
The regular meeting was reconvened at 7:11 by president Curtiss Schonenberg, with everyone present as before, except for Andy Nunmaker. No action was needed.

14. Discussion of items to be placed on future agendas and announcements.²

There were no items or announcements.

15. Adjournment.

President, Curtiss Schonenberg, adjourned the meeting at 7:12 pm.

President:


Attest
Secretary:
